



# 3221 Boat Landing Trail

**ABE'S LANDING**

GRANBURY, TX 76049

PRICED AT

~~\$500,452~~

CAROLINA FLOOR PLAN

**\$440,000**

<b>2,314</b> SQUARE FEET	<b>3</b> BEDROOMS	<b>2.0</b> BATHROOMS	<b>2.5</b> CAR GARAGE
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MODEL HOME • 301 LOS LLANOS RD | MAGNOLIA II

Under Contract



Set on a canal lot in the gated community of Abe's Landing, the Bloomfield Carolina pairs timeless curb appeal with a smart, functional layout that lives larger than its square footage; the striking brick-and-stone exterior, tall arched entry, and 2.5-car garage set the tone, while inside a rotunda foyer introduces a thoughtful floor plan featuring 3 spacious bedrooms each with walk-in closets, a private Study with dual doors, and a central Dining Room that defines its space without closing it off; the open Family Room anchors the home with views of the backyard and seamless connection to the Kitchen and Breakfast Nook, and the Deluxe Kitchen is built for both everyday use and entertaining with quartz countertops, custom cabinetry, built-in stainless steel appliances, pot and pan storage, and a walk-in pantry; durable laminate wood floors run through the main living areas for a cohesive, upscale look, and the Primary Suite offers a quiet retreat with dual vanities, a soaking tub, a glass-enclosed shower, a linen closet, and an oversized walk-in closet. The cover patio, 8' Front Door, and beautiful interior finishes elevate the home's presentation, while the community offers resort-style amenities including a pool, clubhouse, playground, and greenbelt trails just minutes from Lake Granbury, Historic Downtown Granbury Square, and more. Call or visit Bloomfield Homes today at Abe's Landing in Granbury to learn more.

